

[Click to view MFH-NORF01311](#)

Farmhouse for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



€155,000

inc. of agency fees

3 Beds

1 Baths

This charming detached house is in a quiet rural position surrounded by fields. It has been completely renovated to provide 3 bedroom...

At a Glance

Reference MFH-NORF01311

Near to Tinchebray

Price €155,000

Bed 3

Bath 1

Land Tax N/A

Pool No

Property Description

This charming detached house is in a quiet rural position surrounded by fields. It has been completely renovated to provide 3 bedroom accommodation with nearly 2 acres of garden and paddock.

The house has been completely renovated by the present owner and is economical to run with a combination

of electric and solid fuel heating, double glazed windows and an all water septic tank. Viewing is recommended to appreciate the charm of the house, garden and position.

The property situated in the Orne region of Normandy near its border with the Manche. The nearest town of Tinchebray is about 6 km distant and offers all facilities including supermarket, schools, doctors' surgeries, post office, etc. The airport at Caen Carpiquet is about 50 minutes away and Rennes is 107 km away. The UNESCO heritage site of Mont St Michel is 58 km. The ferry port at Caen Ouistreham is less than an hour's drive.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance hall : 2.49m x 1.66m - Glazed double French doors to the front elevation. Tiled floor. Exposed brickwork and stonework. Cupboard housing electrics.

Kitchen : 5.10m x 4.02m - Double aspect with windows to the front and rear elevations. Glazed French doors to the rear elevation. Fireplace with inset solid fuel cooker (with recent flue). Electric convector heater. Tiled floor. Range of base units with wood worktops and inset ceramic sink with mixer tap. 4 ring gas hob. Wall mounted gas water heater. Space for undercounter fridge and freezer. Plumbing and space for washing machine. Open to -

Dining area : 3.18m x 2.61m - Slightly raised area with wooden floor.

Lounge : 4.89m x 4.57m - Glazed French doors and window to the front elevation. Wooden floor. Granite fireplace with woodburner. Exposed stone walls. Stairs to first floor. TV plinth. Exposed beams. Electric convector heater.

On the first floor -

Landing : Window to the front elevation. Wooden floor. 3 cupboards. Exposed stone wall. Sloping ceiling.

Bedroom 1 : 3.63m x 2.87m - Double aspect with windows to the east and south elevations. 2 wardrobes. Electric heater. Sloping ceiling. Door to -

Cloakroom : Toilet

Bedroom 2 : 3.73m x 2m - Window to the south elevation. Electric convector heater. Sloping ceiling. Hanging and shelving space.

Bedroom 3 : 2.55m x 1.46m - Velux window to the rear elevation. Electric convector heater. Built in

hanging and shelving space.

Bathroom : 2.52mx 2.04m - Velux window to the rear elevation. Bath with tiled surround and mixer/shower tap adjustment. Vanity unit. Bidet. Toilet. Part wood panelled walls. Sloping ceiling. Electric wall heater.

OUTSIDE :

A gravel drive leads to a parking and turning area. Large lawn with mature hedges. Orchard. Small greenhouse. Gravel terraced seating area to the rear of the property with polytunnel and old lavoir. Wood shed and various garden sheds. Paddock of about 1 acre.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Wifi internet connection available. Drainage to an all water septic tank. Electric and solid fuel heating. Hot water from wall mounted gas water heater.

Taxes Foncières : 350€ per annum

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	1
Price	€155,000

Key Information

Location: Normandy



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates